

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 29, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

ABSENT: Alderman Boyce (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Cowie

THAT the Minutes of the Regular Council Meeting of June 22, 1976, (with the exception of the 'In Camera' portion), be adopted

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Request for Funds for Park  
Board to Build Tennis Courts.

The Council received a delegation from Mr. A. R. Haines, representing the Parents' Association of McKechnie School, speaking in support of the Group's request for Council to provide funds for three tennis courts on the McKechnie School grounds. The Group are contributing \$1,000 and are requesting the City to provide \$29,000 to complete the project.

Commissioner May Brown, Chairman of the Park Board, also spoke to the Council, giving the Park Board's position on this, and other tennis court projects.

MOVED by Ald. Volrich

THAT the Park Board be requested, as a priority, to give consideration to providing funds for the McKechnie School tennis courts in 1977 or in the next Five-Year Capital Program.

FURTHER THAT the Board be requested to give a report reference to Council on its tennis courts plan for the City as a whole.

- (carried)

(Ald. Kennedy and Marzari opposed)

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Request for Funds for Park  
Board to Build Tennis Courts (Cont'd)

MOVED by Ald. Kennedy (in amendment)

THAT the City Council allocate \$14,000 from Contingency Reserve towards the McKechnie School tennis courts proposal.

- LOST

(Ald. Cowie, Harcourt, Rankin, Sweeney, Volrich  
 and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich was put and CARRIED

2. Neighbourhood Walks Program  
Canadian Habitat Secretariat

It was agreed to defer the presentation by this delegation until later this day.

COMMUNICATIONS OR PETITIONSPlebiscite - Five Year Plan.

The Council noted the following letter, submitted by Alderman Volrich:

"The Council has decided that a five-year (or less) capital borrowing program should be presented to the voters of Vancouver again at the time of the November election.

I again express to the Council my serious misgivings about the timing of the plebiscite.

I again question whether we can expect to reach a unanimous consensus in this Council as to the form and content of the Plan.

I again question as to whether it is a good idea to present the Plan at the same time as the civic election.

If Council chooses to reaffirm its decision to go ahead with the plebiscite, it will be absolutely necessary for every Member of Council to do his or her part to publicly support the Plan.

It also leaves us with limited time to do everything that is necessary to put a Plan together and to bring it before Council for approval. Preliminary steps have already been taken to review priorities with departmental heads and other civic bodies based on the last Plan.

At this time it is essential to know that the necessary funds will be made available to properly present and advertise the Plan. The total cost is estimated at \$150,000 which is made up as follows:-

Advertising and Public relations	\$75,000
City Clerk	<u>75,000</u>
TOTAL:	<u>\$150,000</u>

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Plebiscite - Five Year Plan (Cont'd)

If Council reaffirms its decision to go ahead, I recommend that the above amounts be approved.

I also recommend that the Finance and Administration Committee be authorized to engage an individual and/or firm to carry out the advertising and public relations within the limits of the budget above specified."

Council was reminded of its motion passed on June 15, 1976, as follows:

"THAT a Five-Year Capital Borrowing Program be submitted to the electors on November 17, 1976, and the Finance and Administration Committee report back to Council on an appropriate program"

MOVED by Ald. Bowers

THAT the Council motion of June 15, 1976, be amended by striking-out the words 'on November 17, 1976' and inserting in lieu thereof, the words 'early in 1977'.

- LOST

(Ald. Bird, Cowie, Harcourt, Kennedy, Sweeney, Rankin and the Mayor opposed)

MOVED by Ald. Sweeney

THAT the recommendation of Alderman Volrich in his letter with respect to the \$150,000 be approved, and the matter of an advertising and public relations individual or firm be discussed 'In Camera' later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
JUNE 25, 1976

Works & Utility Matters  
(June 25, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Closure of Lane East of Brunswick Street between 2nd Avenue and the Lane South
- Cl. 2: Reconstruction of Sewers in Poor Condition
- Cl. 3: Hiring of Dorsch Consult Ltd. for Combined Sewer Overflow Abatement Study
- Cl. 4: Additional Street Lighting for 6th Avenue East of Ash Street to West of Willow Street

Clauses 1 - 4 inclusive

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters  
(June 25, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: 'Locked-in' Lots at 1455 East Broadway  
and 1491 East Broadway
- Cl. 2: Capitol Theatre Sign, 820 Granville -  
Sign Requiring Special Approval by Council
- Cl. 3: GVRD Livable Regional Program -  
Population Targets
- Cl. 4: Heritage Building Alteration - 736 Granville  
(Vancouver Block)

'Locked-in' Lots at 1455 East  
Broadway and 1491 East Broadway  
(Clause 1)

MOVED by Ald. Harcourt

THAT consideration of this clause be deferred, pending the hearing of the delegations as requested.

- CARRIED UNANIMOUSLY

Capitol Theatre Sign, 820 Granville -  
Sign Requiring Special Approval by  
Council  
(Clause 2)

AMENDED  
SEE PAGE 434

MOVED by Ald. Harcourt

THAT the Council approve the design of the Capitol Theatre Sign, as submitted.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in Clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(June 25, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Parking Meter Checker Program
- Cl. 2: Alterations to Transit Services  
on July 23, 1976
- Cl. 3: Roadway Narrowing, Cedar Crescent

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT Clauses 1 and 2 be received for information, and the recommendation of the City Manager, as contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

(Ald. Bird, Bowers, Kennedy and Sweeney were opposed  
to the approval of Clause 3)

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters  
(June 25, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Gastown Merchants' Association Debt  
to the City of Vancouver
- Cl. 2: PNE Grounds - B.C. Pavilion Fire  
Insurance Coverage
- Cl. 3: 'Theatre in the Park'

Gastown Merchants' Association -  
Debt to the City of Vancouver  
(Clause 1)

MOVED by Ald. Rankin

THAT consideration of this clause be deferred pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

PNE Grounds - B.C. Pavilion  
Fire Insurance Coverage  
(Clause 2)

MOVED by Ald. Rankin

THAT the Fire Chief be requested to meet with the P.N.E. Board as a result of his inspection of the B.C. Pavilion, and subsequently appear before Council with a further report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the Director of Finance be requested to report as to whether the B.C. Pavilion can be deleted from the City's insurance coverage.

- CARRIED UNANIMOUSLY

'Theatre in the Park'  
(Clause 3)

MOVED by Ald. Bird

THAT permission be granted to 'Theatre in the Park' for use of rehearsal space in the Queen Elizabeth Theatre and, therefore, a grant of \$1500, equal to the rent, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

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CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters  
(June 25, 1976)

Training Course -  
Computer Services Division  
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(June 25, 1976)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: The Vancouver Chinatown Housing Society  
Extension of Sale Date - S/S Union between  
Campbell and Raymur
- Cl. 2: Proposed Easement over Portion of City Lot,  
Vicinity of Abbott & Cordova Streets
- Cl. 3: Sub-Lease of Portion of Lot 1, D.L. 2037 -  
S/E Corner Terminal Avenue and Columbia-Quebec  
Connector
- Cl. 4: Rental Review - Vancouver Salt Co. Ltd.  
N/S 1st Avenue at Manitoba Avenue
- Cl. 5: Sale of Various City-owned Properties

The Vancouver Chinatown Housing Society  
Extension of Sale Date - S/S Union  
between Campbell and Raymur.  
(Clause 1)

MOVED by Ald. Harcourt

THAT the request of the Vancouver Chinatown Lions Society for deferment of the sale date from June 30, 1976 to September 30, 1976, be granted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT the suggestion in the Clause with respect to similar requests being handled administratively be received and, therefore, all such requests for extension of sale dates be submitted to Council for consideration.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in Clauses 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

B. Rezoning Application - N/W Corner  
of Harold Street & School Avenue.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Design Concept, Phase II,  
Area 6, False Creek

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in his report dated June 23, 1976, be approved.

(amended)

(Aldermen Kennedy and Sweeney opposed)

MOVED by Ald. Cowie in amendment,

THAT under the section Pools, Ponds and Lagoons on page 4 of the report, all the words following the word 'areas' be deleted.

- CARRIED UNANIMOUSLY

The motion as amended was put and CARRIED.

Also before Council for consideration was a report dated June 29, 1976, from the Acting Director of Social Planning on Noise Consideration - Design Concept, Phase II, Area 6, False Creek.

MOVED by Ald. Harcourt,

THAT the report of the Acting Director of Social Planning dated June 29, 1976, be received for information.

- CARRIED UNANIMOUSLY

Alderman Sweeney referred to a letter which the University Non-Profit Building Society had written expressing its concern with specific plans for construction and use of the commercial development to be located within False Creek, Area 6.

MOVED by Ald. Sweeney,

THAT the letter from the University Non-Profit Building Society dated June 18, 1976, be referred to the Planning and Development Committee for consideration of the concerns expressed therein.

- CARRIED

(Aldermen Bowers, Cowie and Rankin opposed)

D. Operating and Capital Equipment  
Budgets - Ray-Cam Community Centre

The City Clerk advised that the VMREU had requested that this item be withdrawn from the agenda to permit it time to study the report.

MOVED by Ald. Sweeney,

THAT consideration of the report of the City Manager dated June 25, 1976, on Operating and Capital Equipment Budgets - Ray-Cam Community Centre, be deferred to a later meeting of Council to permit the Union an opportunity of studying it.

- CARRIED UNANIMOUSLY

E. Adjourned Public Hearing of May 6, 1976  
Kitsilano Point Proposed Rezoning and  
Former CPR Right-of-Way Proposed Rezoning

MOVED by Ald. Bowers,

THAT Section A of the report dealing with the former C.P.R. Right-of-Way be referred to the Mayor to establish a Committee of Council to negotiate with Marathon Realty with respect to Item 4 of this section of the report;

FURTHER THAT the adjourned Public Hearing on Section B of the report with respect to Kitsilano Point rezoning be reconvened.

CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

F. Tender No. 767 -  
Laurel Street Land Bridge

MOVED by Ald. Sweeney,  
THAT the recommendation of the City Manager contained in  
his report dated June 25, 1976, be approved.

- CARRIED

(Alderman Kennedy opposed)

G. Champlain Heights - Areas E & F  
Information Program

Council noted a letter from the Killarney Champlain Citizens  
for Action Association dated June 28, 1976, requesting an  
opportunity to speak to this report.

MOVED by Ald. Rankin,  
THAT the delegation from the Killarney Champlain Citizens  
for Action Association be heard this day.

- CARRIED UNANIMOUSLY

Mrs. Doris Hartley, Chairperson, Killarney Champlain Citizens  
for Action Association, addressed Council and requested that  
Council grant sufficient funds to permit the Contact Centre to  
remain operating.

MOVED by Ald. Marzari,  
THAT a grant of \$15,000 to the Champlain Heights Contact  
Centre be approved to permit the Centre to continue operating  
for a one year period effective July 1, 1976.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Kennedy, Sweeney and the  
Mayor opposed)

MOVED by Ald. Rankin,  
THAT a grant of \$7,500 to the Champlain Heights Contact  
Centre be approved to permit the Centre to continue operating  
until December 31, 1976.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Kennedy, Sweeney and the  
Mayor opposed)

MOVED by Ald. Kennedy,  
THAT a grant of \$3,750 to the Champlain Heights Contact  
Centre be approved to permit the Centre to continue operating  
for three months.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney and the Mayor opposed)

MOVED by Ald. Bowers,  
THAT the recommendation of the City Manager contained in  
his report dated June 25, 1976, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:00 p.m. and following  
an 'In Camera' meeting in No. 3 Committee Room, reconvened at  
4:45 p.m. in open meeting.

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G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District Meeting for Wednesday, June 30, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
SECONDED by Ald. Rankin,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE HOLDING  
OF A POLL IN ADVANCE OF ANY CIVIC  
ELECTION OR ANY VOTING BY THE  
ELECTORATE

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO DIVERT TO OTHER PURPOSES  
CERTAIN PROCEEDS OF BY-LAWS NUMBERED  
4231 and 4408

MOVED by Ald. Volrich,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

BY-LAWS (cont'd)

3. BY-LAW TO AUTHORIZE THE ISSUE OF A DEBENTURE IN THE AMOUNT OF \$788,963.40 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Volrich,  
SECONDED by Ald. Harcourt,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,  
SECONDED by Ald. Harcourt,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes  
North 10 feet of the West ½ of Lot  
15, Block 295, D.L. 526, Plan 590

MOVED by Ald. Bowers,  
SECONDED by Ald. Bird,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West half of Lot 15, Block 295, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated June 17, 1976, and marginally numbered LF 7738, a print of which is attached hereto;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Highway Purposes  
Portion of Lot "F" (Reference Plan 6934)  
of Parcel "L", Block 76, D.L. 541, Plan  
7339

MOVED by Ald. Bowers,  
SECONDED by Ald. Bird,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

All that portion of Lot "F" (Reference Plan 6934) of Parcel "L", Block 76, District Lot 541, Plan 7339, described as follows:

Commencing at the most easterly corner of said Lot "F";  
  
Thence S44° 43' 08" W, 70 feet following in the south-easterly limit of said Lot "F";

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MOTIONS (cont'd)

Allocation of Land for Highway Purposes  
Portion of Lot "F" (Reference Plan 6934)  
of Parcel "L", Block 76, D.L. 541, Plan  
7339 (cont'd)

Thence N29° 55' 15" E, 72.43 feet more or less, to intersection with the northeasterly limit of said Lot "F"; at a point 18.5 feet northwesterly from the most easterly corner of said Lot "F";

Thence S45° 11' 02" E, 18.5 feet, following in the northeasterly limit of said Lot "F" to the point of commencement;

The same as shown outlined red on a plan prepared by G. Girardin, B.C.L.S. dated May 31, 1976, and marginally numbered LF7720 a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

1. Seagate Manor  
2831 Point Grey Road

MOVED by Ald. Rankin,  
SECONDED by Ald. Bird,

THAT WHEREAS the lands and premises known as Seagate Manor were purchased in the year 1969 for the sum of \$255,265.06, which said sum has been charged to the Point Grey Road Acquisition Fund provided for in the 1971-75 Five Year Plan;

AND WHEREAS on the 18th day of November, 1975, Council passed the following resolution:

"THAT Council express its intent to use Seagate Manor for residential purposes for 15 years.";

AND WHEREAS Council, on the 23rd day of March, 1976, passed the following resolution unanimously:

"THAT all the property surrounding Seagate Manor, except for provision of reasonable sideyard and backyard areas, be designated as public land and turned over to the care, custody and management of the Park Board."

THEREFORE BE IT RESOLVED THAT the sum of \$150,000.00 be transferred from Revenue Surplus to the Point Grey Road Property Acquisition Capital Fund.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

A tie vote having resulted, the motion by Alderman Rankin was declared LOST.

MOTIONS (cont'd)

2. Chinese Cultural Centre Project

MOVED by Ald. Harcourt,  
SECONDED by Ald. Volrich,

THAT WHEREAS Vancouver City Council has already approved in principle the Chinese Cultural Centre, Senior Citizens' Housing and Chinese Garden project;

AND WHEREAS the project will not only benefit the Chinese community but also Vancouver citizens and visitors alike;

THEREFORE BE IT RESOLVED THAT Council reaffirms its support for the Chinese Cultural Centre, Senior Citizens' Housing and Chinese Garden project;

AND FURTHER THAT satisfactory sale or lease arrangements be negotiated with the Chinese community;

AND FURTHER THAT the Federal and Provincial Governments be urged to support the project;

AND FURTHER THAT the Federal and Provincial Governments and the Chinese Cultural Centre provide the necessary funding.

(Referred)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,

THAT the foregoing motion be referred to the Planning and Development Committee for consideration when the Manager's report on the Chinese Cultural Centre Project is before the Committee.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -  
Retention of Habitat Forum  
Buildings and Artwork

advised that a number of people have expressed concern about certain dismantling and removal of artwork which is taking place at the former Habitat Forum site.

Alderman Harcourt advised that the Park Board, in co-operation with ACSOH, has reached agreement on the future of a number of the buildings which he detailed for Council's information. He further advised that the artwork is being stored until its future disposition is determined.

Contribution of City Staff  
to Success of Habitat Conference

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bird,

THAT Council pass a vote of particular thanks to the Social Planning, Police and Engineering Departments for the contributions made by these Departments to the success of the Habitat Conference.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Neighbourhood Walks Program:  
Canadian Habitat Secretariat

Council earlier this day deferred a presentation from the Assistant Director General of Information, Canadian Habitat Secretariat, on the Neighbourhood Walks Program which took place recently in connection with the Habitat Conference.

Ms. Pat Carney, Assistant Director General of Information, Canadian Habitat Secretariat, addressed Council and circulated a brochure detailing the Neighbourhood Walks Program, its goals and objectives and containing a number of recommendations. Ms. Carney requested that Council initiate a walks program similar to that pursued during the Habitat Conference in June, 1976.

The Mayor thanked Ms. Carney for the presentation.

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The Council adjourned at approximately 5:10 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 29, 1976, adopted on July 13, 1976.

*A. Phillips*  
MAYOR

*E. N. Little*  
CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of the Lane East of Brunswick street Between 2nd Avenue and the Lane South, Adjacent Lots A to D of Subdivision 1 and 2, Block 27, D.L. 200A, Plan 767

The City Engineer reports as follows:

"An application has been received to purchase the unopened 10-foot lane east of Brunswick Street between 2nd Avenue and the lane south of 2nd Avenue. The applicant proposes to consolidate his abutting lands and the lane into one parcel.

The south 4 feet of Lot 5 except Parcel A, Reference Plan 2003, Block 27, D.L. 200A, Plan 197 is required for lane.

I RECOMMEND that all the lane dedicated by the deposit of Plan 767 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to pay \$19,140. for the closed lane in accordance with the recommendation of the Supervisor of Property & Insurance.
- (b) The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane and the abutting lands and dedicate for lane the south 4 feet of said Lot 5."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Reconstruction of Sewers in Poor Condition

The City Engineer reports as follows:

"There are several very old sewers which have been found to be in an advanced state of deterioration and must be reconstructed as soon as possible to prevent further flooding or extraordinary maintenance costs. The locations where sewer reconstruction is required are as follows:

- (a) 15th Avenue - Oak to Willow  
(NOTE: The block between Willow and Laurel is to be paved in 1976.)
- (b) Parker - Garden Drive to Nanaimo  
(NOTE: A portion of this sewer has already collapsed.)
- (c) Napier - Garden Drive to Nanaimo

The estimated total cost of the necessary sewer reconstruction is \$165,000.

I RECOMMEND that \$165,000 be appropriated as follows:

- (a) \$91,000 from Sewers Capital Account 118/7903, 'Prior to Paving-Unallocated.'
- AND -
- (b) \$74,000 from Sewers Capital Account 118/7904, 'Reconstruction and Relief-Unallocated.'"

The City Manager RECOMMENDS that the foregoing report be approved.

3. Hiring of Dorsch Consult Ltd. for Combined Sewer Overflow Abatement Study

The City Engineer reports as follows:

"In order that detailed design work can be carried out on sewerage facilities to reduce combined sewer overflows into False Creek and English Bay from the south, it is necessary to conduct a major hydrological study of the sewer system.

The study area covers approximately 7,500 acres and contains major Greater Vancouver Sewerage & Drainage District facilities as well as City sewerage works. G.V.S. & D.D. staff representatives have agreed, subject to Regional District approval, to participate in the study with the City on a 50/50 basis.

Manager's Report, June 25, 1976 . . . . . (WORKS - 2)

Clause 3 Cont'd

A thorough review of urban runoff models has been carried out, and it has been determined that the most suitable urban runoff model available is one called 'QQS' (Quantity Quality Simulation) which has been developed by Dorsch Consult Ltd., a German consulting engineering firm whose Canadian head office is in Toronto. 'QQS' is a highly sophisticated computer model capable of simulating both the quantity and quality aspects of urban runoff.

The basis on which this study will be conducted is that Dorsch Consult will supply the QQS program package and the necessary expertise and technical instruction to City and G.V. S. & D.D. staff members who will carry out the bulk of the work. The projected study cost, which covers consulting fees and computer costs, is estimated at \$58,500. This does not include costs resulting from City and Sewerage District staff time for which no extra funds are required. Funds for the City's share of this study, \$29,250, are available in Sewers Capital Account 116/7652, 'Computer Analysis of Sewers.'

I RECOMMEND that Dorsch Consult Ltd. be engaged to conduct a combined overflow abatement study jointly for the City and the Greater Vancouver Sewerage and Drainage District at a total cost of \$58,500, subject to the Regional District agreeing to share the cost on a 50/50 basis."

The City Manager RECOMMENDS that the foregoing report be approved.

4. Additional Street Lighting for 6th Avenue East  
of Ash Street to West of Willow Street

The City Engineer reports as follows:

"In conjunction with the False Creek Development, the pavement on 6th Avenue from a point approximately 300 feet east of Ash Street to a point approximately 160 feet west of Willow Street is being widened. As all of the present light standards are in the way of the new pavement, a complete reconstruction of the lighting system is required. Sixteen additional standards are required (a) to raise the level of illumination of the roadway to meet present standards for this type of street, and (b) to illuminate the additional width of pavement. The lighting on 6th Avenue further to the west is below standard; however, the improvement of lighting will not be advanced until the work on that portion of the pavement is started.

The estimated cost of the work in the Ash to Willow portion is \$12,600,

Funds are available in the unappropriated Street Lighting Capital accounts.

I RECOMMEND that:

(a) Sixteen new street lights be installed on 6th Avenue, from a point approximately 300 feet east of Ash Street, to a point approximately 160 feet west of Willow Street at an estimated cost of \$12,600.

(b) Funds be provided from unappropriated Street Lighting Capital accounts 218/7901, 218/7902 and 218/7907."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

BUILDING AND PLANNING**A-4**CONSIDERATION1. "Locked-in" Lots at 1455 East Broadway and 1491 East Broadway.

The Director of Planning reports as follows:

"Development Permit Application #73747 has been filed by Mr. Klaus Schmid, Architect, on behalf of Tayler Construction Ltd. to construct a 21 unit apartment building on Lots 14, 15, 16, 17, Subdivision of F, Block 155, District Lot 264A (east of mid block on the north side of East Broadway between Woodland Drive and Mclean Drive.)

This development, if constructed, would leave Lot 13 (1491 East Broadway) and Lot 18 (1455 East Broadway), both approximately 33' x 122' (4026 sq. ft.), as isolated lots; Lot 13 between the proposed development and Woodland Drive on the east, and Lot 18 between the proposed development and an existing apartment building on the west. Such isolated lots are known as a "locked-in" lot.

PROCEDURE - "LOCKED-IN" LOTS

The RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law provides in part that the site for any new apartment building shall have an area of not less than 6,000 sq. ft. (lot size approximately 50' x 121') except a lot not less than 5,400 sq. ft. (approximately 44.65' x 121'), registered in the Land Registry Office prior to September 6, 1965.

If a development permit application is received which would create a locked-in lot (a lot less than 5,400 sq. ft. in area), then the following is the present procedure:

City Council's resolution of June 18, 1964 provided in part that:

"All steps be taken by the Planning Department to prevent locked-in lots by negotiation with the developer and the owner....."

Present Situation Re: 1455 and 1491 East Broadway

City records indicate Lot 13 is occupied as a one family dwelling and the assessed value is: Land \$12,692.00; improvements \$5,011.00. Lot 18 is also occupied as a one family dwelling and the assessed value is: Land \$12,692.00; improvements \$15,683.00.

Ralph Long & Co., Barristers & Solicitors, on behalf of Mr. & Mrs. E. Dobrowolski (owners of lot 13) and Mr. Antonio Bruno (owner of lot 18) have submitted letters stating their objection to being left as "locked-in" lots. (Appendices I & II).

The letter from Ralph Long & Co. makes reference to advice given to Mr. Dobrowolski by City Hall staff. We have been unable to recall such conversation. It is standard practice with such enquiries to advise people of the procedure for dealing with "locked-in" lots.

Mr. Gary Taylor of Tayler Construction Ltd. advises of his willingness to acquire Lot 13 and Lot 18 (Appendices III, IV and V), but is unable to arrive at a mutually acceptable price with the owners.

We have spoken personally to both owners and the developer and it has not been possible to resolve the question of the "locked-in" lots. All parties have advised that they wish to appear before Council as delegations. Development Permit Application #73747 is referred to City Council for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUESTS: Mr. A. Bruno  
Mr. & Mrs. E. Dobrowolski



2. Capitol Theatre Sign, 820 Granville Street - Sign requiring Special Approval by Council.

The Director of Planning reports as follows:

"Vancouver City Council at its meeting on May 18, 1976, when considering the following recommendations of the Director of Planning contained in the report of the City Manager of May 14, 1976:

'It is RECOMMENDED THAT:

A. City Council approve the proposed Capitol Theatre sign - 820 Granville Street (Permit Application No. 916) subject to the following conditions:

(i) The lower 10 feet of the sign to be removable and to be removed at owner's cost when requested by the City Engineer, should he consider that such removal is necessary.

(ii) The owner entering into an encroachment agreement with the City for the removable portion of the sign.

B. The City Engineer and Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City.

C. An annual rental of \$630 be established for the encroachment and be subject to review every 2½ years.'

passed the following motion:

'That this matter be referred to the Urban Design Panel for consideration and report to Council.'

1. Report of the Urban Design Panel

The Urban Design Panel at its meeting of May 27, 1976, considered the matter after meeting with the Architects and the representatives of the Sign Company. The result of the Panel's deliberation is contained in the following excerpt of the minutes of that meeting:

'Item 3 (Neon Products)

For Special Consideration  
820 Granville Street - Capitol Theatre - D.D.

Entrance Feature & Sign

Les Metcalf excused himself and left the meeting for this item.

It was explained to the Panel that this item was before them at the request of City Council. The design had been approved by the former Granville Mall Committee (no longer existing as such) and had received the blessings of the Planning Department as well as the original design co-ordinating Architects for the Granville Mall.

Clause No. 2 Continued.

In view, however, of the situation whereby this sign would be resting on a public sidewalk, Council felt that the Panel should be consulted as well. The representatives for the Sign Company and the Architects for the Capitol Theatre explained their design and showed that it met with the design criteria laid down by the Granville Mall consultants for signs and street furniture as this concept touches on both disciplines.

The Panel has no objection to the idea of a pylon on the sidewalk and supports the intended monitor T.V. screens for pedestrian information as a useful amenity. The Panel, however, objects to the sloping sign portion which connects the pylon to the entrance of the theatre. The Panel finds this element an unnecessary strong expression which will neither enhance the aspect of the mall nor the entrance to the theatre.

RECOMMENDATION: That City Council be given the Panel's view in a report to be prepared by the Panel secretary.'

## 2. Applicant's Position

A letter, dated June 10, 1976 to the Planning Department from Mr. R. M. Oliphant, formerly Vice-President, Sales & Marketing, Neon Products Ltd., and now consultant to that company, sets out the applicant's interpretation of the history of this application and expresses concern at proposals for changes at this stage. (See Appendix I).

Mr. Oliphant's letter states, on page 2, that Neon Products were instructed to tell the Architects to include the cantilevered slanting beam portion of the sign in their building application as part of the building rather than a sign and that after such application has been approved, Neon Products would apply for fascia signs to go on the sides of this beam and for permission to install the kiosk portion. This question has been discussed further with Mr. Oliphant and the Architects. As a result of this enquiry, it has been concluded that while the Architect and Sign Designer collaborated in producing the design of the sign as a component of the Granville Street elevation, the construction detail includes provision for supports for the sloping sign structure to be bolted to the top of the sloping roof beams of the theatre entrance. These supports, the slanting sign structure and kiosk portion, are not included in the construction contract. These elements are included in the application for a permit under the Sign By-law.

Nevertheless, as noted in Mr. Oliphant's letter, Neon Products Ltd. were, last year, encouraged to proceed with the design of the sign as shown in the current application and further illustrated by the models which were before Council on May 18, 1976. Mr. Oliphant's letter suggests that Mr. Heinz Prosch, the Sign Designer, should be asked to explain the design further if Council wishes.

## 3. Information on Permits

The following is an extract from a review of the permits applied for and issued for the Capitol Theatre remodelling:

- (1) Nov. 25, 1974: Development Permit No. 66678 was approved subject to conditions, including:
  - 'All signs to be first approved by the Technical Planning Board.' (Flat canopy and vertical projecting sign not attached to the sidewalk was shown on the drawings). The design of the building, as covered by this development permit, was approved by the Urban Design Panel.

Clause No. 2 Continued.

- (2) June 23, 1975: Application for Building Permit submitted. (Canopy and sign substantially as in the current application were shown on the drawings). The applicant was requested to obtain approval from the Director of Planning for differences between Building Permit plans and Development Permit plans.
- (3) July 3 and July 22, 1975: Requests from applicant for minor amendment to Development Permit on the following matters:
  - (a) Increase of the Seymour Street lobby and decrease of six (6) off-street parking spaces as shown on Drawing A-4
  - (b) The decrease of five (5) off-street parking spaces and 513 sq.ft. electrical room addition as shown in Drawing A-3
  - (c) Relocation of interior stairs and escalators
  - (d) Relocation of wash rooms
  - (e) Changes to the Granville Street elevation(Drawings showed canopy and sign substantially as in the current application, annotated 'Sign (N.I.C.) to City of Vancouver approval', and 'structural stl. sign support (see Struct'l Drawings.)'
- (4) July 7, 1975: Building Permit B.75000 issued. (Partial permit for excavation only.)
- (5) Aug. 25, 1975: Minor amendment to Development Permit approved, permitting various changes including '5). Changes to Granville Street elevation.' (See (3) above).

This minor amendment was not referred to the Urban Design Panel, and design clearance was given by the Planning Department.
- (6) Aug. 29, 1975: Building Permit B.75952 issued. (Partial permit for foundation only).
- (7) Dec. 18, 1975: Building Permit B.77222 issued. (Partial permit for structural shell only).
- (8) Jan. 19, 1976: Application for Sign Permit.

It appears, from a review of this application, and the applicant's understanding as set out in Mr. Oliphant's letter referred to in Section 2 above, that, although no permit covering the sign has been approved or issued, the applicant has received considerable encouragement from qualified design staff and members of the Granville Mall Interim Authority, to develop the design of the sign as now submitted.

Having regard, therefore, to the status of this application and to the divergent views of those who reviewed the design last year and the report of the Urban Design Panel, Council may wish to give approval to the design as submitted."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

RECOMMENDATION

3. G.V.R.D. Livable Region Program: Population Targets.

The Director of Planning reports as follows:

"The attached letter from the G.V.R.D. Director of Planning requests endorsement by City Council of the 1986 population target for the City of Vancouver of 498,000. (See Appendix I).

The Planning Department's view on the concept of residential growth targets was set out in a report to the Planning & Development Committee dated April 30th, 1975 in which we said we recognized the need to obtain agreement amongst municipalities on growth shares and generally agreed with the targets for Vancouver since they were consistent with (although slightly lower) our expectations for growth in the City to 1986. We stated that the growth target figures should not be unduly explicit and that municipalities should have flexibility in allocating the growth within their boundaries providing no other regional criteria were affected. Council endorsed the basic concepts and strategies of the Livable Region Program and instructed the Planning Department to work out the details of the regional planning program as it affects the City.

The staff of the G.V.R.D. and City Planning Departments have recently met to discuss the 1986 growth target of 480,000 originally suggested for the City. At this meeting, we stressed the difficulties of accurately predicting growth because of uncertainties with respect to the timing of the False Creek and Burrard Inlet waterfront developments, success of the residential policies for Downtown, and amount of infilling likely to take place in single family areas. We did, however, suggest that the staging and trends of development at this time indicated the 480,000 figure might be exceeded in 1986 and that a target figure of roughly 500,000 might be more appropriate.

Consequently, while we do not disagree with the growth target of 498,000, we wish to emphasize that the importance of this figure is in the commitment of the City to accommodate a higher level of population growth than it has in the past rather than the precise number itself.

It is recommended that City Council:

Endorse the 1986 population target for the City of Vancouver of 498,000 recognizing the importance of the direction this figure establishes in accommodating growth rather than the significance of the number itself."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Heritage Building Alteration - 736 Granville (Vancouver Block).

The Director of Planning reports as follows:

"The Vancouver Block, at 736 Granville Street, was designated by City Council as an 'A' category heritage building on March 9, 1976. Under the provisions of the designation legislation, no exterior alterations may be made without Council's approval.

Building Permit Application No. 82986 dated June 17, 1976 submitted by Gerhard Sixta Architects proposes external changes involving the entrance-way and canopy on Granville Street.

Some changes to the existing signs are proposed, resulting in a reduction from the present number of signs on the building. Applications for permits for new signs will be processed when received, and reported on as necessary.

Clause No. 4 Continued.

This matter was considered at the meeting of the Heritage Advisory Committee on June 14, 1976 when there were insufficient members present to form a quorum. The members present resolved:

'That the Director of Planning be advised that the Heritage Advisory Committee has no objection to the minor alterations currently proposed for the ground floor façade of the Vancouver Block on Granville Street.'

This recommendation is due to be placed before the meeting of the Heritage Advisory Committee on June 28, 1976 for ratification.

It is RECOMMENDED therefore that the proposed alterations for the Vancouver Block as covered by Building Permit Application No. 82986 be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 438

FIRE AND TRAFFIC MATTERSINFORMATION

A-6

1. Parking Meter Checker Program

The City Engineer reports as follows:

"On January 27, 1976, Council approved the Parking Meter Checker Program to enforce the regulations of the parking meter by-law. The Engineering Department implementation schedule indicated the checkers would be patrolling metered streets in approximately six months (August 1). Some delays occurred in agreeing on personnel classification specifications, uniform selection and notice payment procedures, however, these have now been resolved and the program is still on schedule.

A new problem has arisen which could delay the implementation of the program. This is the collection procedure. The original plan anticipated that the Provincial Courts would continue to collect the fine revenues. This is in doubt now, since the Provincial Government has given notice that they will no longer receive the day to day fines resulting from tickets issued under City by-laws that are not processed by information and summons. The Director of Finance reported on this matter to Council on May 4, 1976 and since that time, discussions have been held with the Provincial Government in an attempt to resolve the matter. Since it is not known at this time how long negotiations may take, the Engineering and Finance Departments are investigating the possibility of establishing a special collection section in the Finance Department to process the parking meter offence notices in the event that the City will have to take over responsibility for collections. This will involve the hiring of more staff and the duplication of some work presently done by the Provincial Courts. The monies to finance the new collection system could come from fine revenues which are adequate for this purpose. The Director of Finance will be reporting on the staff requirements and costs for collecting fines in mid-July.

We do not foresee any other major difficulties and expect the meter checker force to be in operation some time in August. Following this, and in accordance with Council's instructions, we will report back on the meter checker program within three months of commencement of the program."

The City Manager submits the above report of the City Engineer for INFORMATION.

2. Alterations to Transit Services on July 23, 1976

The City Engineer reports as follows:

"The #601 rush hour service from Tsawwassen area to Vancouver is to be introduced. This service will use the same routing and bus stops presently provided for the four existing Fastbus services from the Delta area and will use the same terminus on Hornby Street north of Dunsmuir Street.

The #99 Marine Drive Service will be replaced by the #800 Midway Connector. Service frequency will be increased from hourly to half-hourly. The same routing and bus stops within the City of Vancouver will be used, but instead of operating between New Westminster and a terminus at the Marpole Bus Loop, the westerly terminus will be at the Vancouver International Airport via the Arthur Laing Bridge."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

Cont'd...

RECOMMENDATION

3. Broadway Narrowing, Cedar Crescent

The City Engineer reports as follows:

"A problem exists in the area southeast of Arbutus Street and 16th Avenue, in that some of the traffic southbound on Burrard Street continues beyond 16th Avenue and finds its way to the south and west on local streets, including Cedar Crescent. This problem results basically from traffic attempting to reach the Arbutus area from Burrard Street Bridge. The reverse northbound flow also occurs. As a measure to discourage these flows, a request has been received from one of the homeowners to narrow the roadway of Cedar Crescent from the present 40 foot width to a residential standard of 27 feet between 17th Avenue and Cypress Street. He feels he has the support of his neighbours in this, and that they are willing to pay the cost as a local improvement. The cost will be approximately \$60,000, including alteration to the intersection of Cedar Crescent, 19th Avenue and Cypress Street.

We agree that the proposed narrowing should discourage and slow non-local traffic, although we are not sure to what degree. Council has approved the upgrading of the Burrard-Broadway-Arbutus route for this traffic and these improvements to arterial streets should work along with the discouragement on the local street to improve the situation.

Alternatives to the proposed narrowing are construction of a median at a cost of about \$10,000 to reduce the effective driving width of the street, or construction of a diverter at the intersection of Cedar/19th/Cypress, at a cost of about \$5,000. In discussions held with the residents, a preference for the narrowing to 27 feet has been expressed.

I RECOMMEND that I be authorized to issue a Local Improvement Petition form for the proposed narrowing on the basis that the full cost will be borne by the abutting properties."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 438

Manager's Report, June 25, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

INFORMATION:

1. Gastown Merchants' Association Debt to the City of Vancouver

The following report has been received from the Director of Finance.

"On May 28, 1976 City Council dealt with a report from myself regarding a debt from the Gastown Merchants' Association to the City for clean-up work related to the street closures for the Farmer's Market activities in 1974 and 1975. The charge for 1974 was \$3,223.10 and the charge for 1975 was only \$109.72. At the time the report was considered by Council the Gastown Merchants' Association queried the discrepancy between the 1975 bill and the 1974 bill.

Council referred the report back to myself to review with the Gastown Merchants' Association the discrepancy between the two years.

The Engineering Department was asked to provide an explanation for the difference between the charges for the two years. The following is the comments of the foreman involved at the time of the 1974 clean-up.

"As best that I can remember, the first complaint that we got was that the Cherry pits were like ball-bearings, e.g. - Women with any kind of high heels could not walk on them as they would slide and also some complained of turning their ankles.

After the cherries, it was apricot pits and then came the Peach stones. Also these people were very negligent about the paper and boxes that were left behind.

Many Sundays we took the barricades with us to block off parts of Water Street so we could flush it going downhill. The same was true when they had apples and tomatoes, etc., the bruised or soft ones ended up in the street and on the sidewalks, which when we tried to flush the sidewalks, the store operators complained that we were leaving their windows all streaky and spotted from the spray.

All this type of fruit and vegetables that was ground into a pulp was quite difficult to clean-up and it usually took quite some time to achieve this."

The Engineering Department also points out that most of the work in 1974 was done on Sundays, which of course means overtime pay and further that at the time no one seemed to be responsible for the behaviour of the vendors nor the hippies who were apparently camping in the area. This continued from July 2, 1974 through November 1974.

In 1975 these problems seemed to have been solved.

Subject to any action that Council may take with regard to the debts owing by the Association to the City, the Collections Office will continue to pursue collection of these amounts.

It is anticipated that the Gastown Merchants' Association will wish to appear before Council as a delegation when Council considers this report."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

DELEGATION REQUEST - GASTOWN MERCHANTS' ASSOCIATION

RECOMMENDATION:

2. PNE Grounds - B.C. Pavilion Fire Insurance Coverage

The following report has been received from the Director of Finance.

"The City is required, under its Physical Asset Insurance policies, to revalue our assets periodically. This is because we are insuring at full replacement value and must avoid the situation of under insuring and thereby acting as a co-insurer. This year, the B.C. Pavilion at the PNE was revalued and the increase in value amounts to \$2,150,000. The B.C. Pavilion is the key to the underwriting



Manager's Report, June 25, 1976 . . . . . (FINANCE - 2)

Clause 2 Cont'd

of the City property schedule, by virtue of its value, construction, occupancy and susceptibility to a total loss.

An inspection by the Engineer for the Insurance Brokers revealed a number of disturbing conditions in the building and resulted in a meeting in the B.C. Pavilion on March 30, 1976, attended by City staff, including Captain E. Jackson of the Fire Warden's Office, PNE staff, and staff of the Insurance Brokers. The situation was discussed in detail and a physical tour made to view the existing conditions. The primary problems found were that there is no sprinkler protection, the housekeeping in the Art School rented area was very unsatisfactory with flammable liquids not being properly stored and other defects that need correction, the Dogwood dining kitchen area does not meet the minimum requirements for any restaurant facility in the province of British Columbia, and the fire detection system should be improved.

On May 18, 1976, I wrote to Mr. Rennie, General Manager of the PNE, regarding the above matters and further pointed out to him that the Exhibition Park area contained the most concentrated number of high value structures within the City's fire insurance program and that, over past years, the frequency in magnitude of losses due to fire in this area were such that the City's entire fire insurance rate structure was increased.

The problem with the B.C. Pavilion has caused us some severe problems maintaining our overall insurance coverage, as of course the underwriters are most unhappy with their risk on the B.C. Pavilion and many of them have refused to accept any increase in valuation of the building unless the proper protective measures are taken, and in fact some underwriters have dropped off the City's coverage, presenting a quite difficult problem in replacing them.

Following my letter to Mr. Rennie, a meeting took place between Mr. Rennie, my staff, and Mr. Sibbald of Reed Shaw Stenhouse, our insurance brokers, where the seriousness of the situation and the need for the installation of a sprinkler system was further explained to the General Manager of the PNE.

On June 2, the matter was taken up by the PNE Board. I am not aware of what discussion took place in the Board but, following the meeting, the Board of Directors sent the following letter to City Council.

'The Board of Directors of the Pacific National Exhibition, at their regular meeting on June 2, 1976, considered correspondence from the Director of Finance, City of Vancouver, in respect to the valuations and physical deficiencies of the B.C. Pavilion as these matters relate to fire insurance coverage.

The Board respectfully requests that City Council give consideration to continuing coverage on this property at the present insured value of \$5,187,000. Thank you for your consideration to this matter.'

If City Council agreed to continuing coverage on this property at the present insured value of \$5,187,000, it means that the City, at a single location, would be self-insuring a risk of \$2,150,000, something the City has never done and never should do.

The B.C. Pavilion is a City asset - not a PNE asset. The City takes the risk and the PNE saves the cost of solving the problem.

On June 11, I received a letter from Mr. Sibbald of our insurance brokers, and he pointed out that it appeared that the PNE Board failed to recognize the importance of the installation of an automatic sprinkler system in the B.C. Pavilion. Underwriters consider this building to be the underwriting key to the entire City property schedule and a serious fire loss in this building would jeopardize the continuance of the City's current property insurance program. He also pointed out that it appeared that the PNE Board failed to consider the matter of safety of the public in this building. The B.C. Pavilion contains a restaurant with unprotected cooking facilities and is very susceptible to the rapid spread of fire. The public is permitted entry to the building throughout the year by virtue of the restaurant, the Sports Hall of Fame and the Challenger Relief Map located therein. When the PNE fair is in progress, there is a much heavier concentration of people in the building.

Manager's Report, June 25, 1976 . . . . . (FINANCE - 3)

Clause 2 Cont'd

In my opinion, the very worst aspect of the situation is the danger to human life. The City enforces very strict fire regulations elsewhere and I do not see how we can possibly allow the PNE to fail to meet reasonable standards of fire safety.

At this time, I have taken the necessary steps to fully protect the values at risk in the B.C. Pavilion, as I have no authority to do otherwise. However, I foresee extreme difficulties with our underwriters if the sprinkler recommendation is ignored.

I most strongly recommend that City Council not accept the idea of self insuring the B.C. Pavilion for the additional \$2,150,000 in value, and further most strongly recommend that City Council request the PNE to immediately reconsider their decision regarding the installation of a sprinkler system."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

NOTE: Attached is a memorandum dated June 23, 1976, from the Fire Warden to the Fire Chief.

CONSIDERATION:

3. "Theatre in the Park"

The Manager of The Queen Elizabeth Theatre reports as follows:

"Each year since 1970 City Council has approved a minute permitting this Department to rent lighting equipment to "Theatre in the Park" for \$3,600.00 and to allow the use of rehearsal space to that amount in The Queen Elizabeth Theatre. The net effect of this was that either they had the use of the lighting equipment free and paid for the rehearsal space or vice versa. This year "Theatre in the Park" does not require the lighting equipment but needs the rehearsal space.

"Theatre in the Park" has considered the use of Hangar No. 5 at Jericho. They consider the rehearsal space in The Queen Elizabeth Theatre, with its ballet bars and dance floor, to be eminently more suitable. The drawbacks of Hangar No. 5 are the cement floor which strains dancers' legs, the lack of heating and the fact that there is no piano. The relative dampness of the hangar would necessitate the piano being stored in a warm and dry place. Tuning and cartage of the piano would be cost factors. Hangar No. 5 would be deemed a usable space for their rehearsals on a last resort basis.

The Superintendent of the Parks Board stated to me in a telephone conversation that he considers Hangar No. 5 to be unsuitable for rehearsals of "Theatre in the Park" because of its unheated condition, dampness and the other reasons already stated in this report.

There is no out-of-pocket cost to the Theatre in the use of the rehearsal room and/or recital hall as "Theatre in the Park" pays the doorman's wages when a doorman is called for their rehearsal only. Rental of the rehearsal room and/or recital hall is \$15.00 per hour. The rehearsal space is used very occasionally, if at all, at this time of the year.

Permission to "Theatre in the Park" for the use of rehearsal space for 100 hours is in effect a grant in lieu of rent of \$1,500.00 although there is no net cost to the City."

The City Manager submits this matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 439

PERSONNEL MATTERS

RECOMMENDATION

1. Training Course - Computer Services Division

The Director of Personnel Services reports as follows:

"The Director of Finance, on behalf of the Manager of Computer Services, has requested that Mr. D. Troyer, a Computer Programmer II, in the Computer Services division, attend a five day training course offered by Honeywell Information Systems in Phoenix, Arizona, commencing on July 12, 1976. The content of this course is directed towards the 'Theory and Operation of Control Programs' which monitor the operation of the City's Honeywell computer system.

This course and the area of Mr. Troyer's responsibility are highly technical and specialized in nature, and appropriate training in such is only offered by Honeywell Information Systems at their major development and education centres in the U.S.A. the closest being Phoenix, Arizona. Our in-house knowledge of this course material is presently limited but considered to be highly essential to the effective day-to-day operation of the City's computer system.

The total cost of this course would be approximately \$930 as indicated below, plus five days leave of absence with pay.

Course fee	\$500
Air fare	246
Ground transportation	10
Accommodation	96
Meals	<u>78</u>
TOTAL:	<u>\$930</u>

The Comptroller of Budgets advises that the total funds of \$930 for the attendance of this employee would be available in Appropriation 7030/325 - Data Processing Courses.

As the cost exceeds \$750, which is the upper limit the City Manager may approve for such training activity, this training matter is therefore submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

PROPERTY MATTERS

CONSIDERATION

1. The Vancouver Chinatown Housing Society Extension of Sale Date; South Side of Union Street Between Campbell & Raymur Avenues

The Acting Supervisor of Property & Insurance reports as follows:-

"On July 29th, 1975, Council approved the sale of Block 124, D.L. 181 & 2037, Plan 16060 to the Vancouver Chinatown Housing Society, subject to conditions previously approved in principle and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the Development Permit or 120 days from approval, being November 26th, 1975.

The creation of the site was considerably delayed and since the Housing Society did not have a legal description, they did not apply for a development permit or their financing. Consequently, on December 16th, 1975, Council granted an extension of the sale date to March 31st, 1976.

On March 23rd, 1976, City Council approved a second extension of the sale date to June 30th, 1976, to enable the Society to complete financing arrangements with the senior levels of government and to obtain their development permit. A third request has now been received for an extension to September 30th, 1976. The Society advises that they have not received financing commitments from either the Federal or Provincial Governments. However, they have been able to proceed with their development permit and it is ready to be issued.

The request from the Vancouver Chinatown Lions' Society for deferment of the sale date from June 30th, 1976, to September 30th, 1976, is submitted to Council for CONSIDERATION.

As Council has recently had to deal with a number of similar requests for extensions of sale dates and as more are anticipated, Council may also wish to give CONSIDERATION to granting the Supervisor of Property & Insurance the authority to extend such dates in his discretion where it has been established that the Society has made every effort to obtain financing and is proceeding as diligently as possible toward completing the project. In the event a Society is unable to proceed with the development, then the Supervisor of Property & Insurance will report back to Council on such matter.

NOTE TO COUNCIL:

*It is noted that, due to various extensions approved by Council on sales of this type, receipt by the City of over \$1,000,000.00 has been delayed for up to eighteen months. In addition, approximately \$28,600.00 has been lost in taxes, plus approximately \$36,100 in interest, as of May 31st, 1976.*

*The following Societies have all had their sale dates extended due to the fact that they have been unable to obtain financing.*

1. Chinatown Lions Society -

*The third extension request now being placed before Council. \$202,500 due on terms at 10% interest (the rate in effect when this sale was approved originally, July, 1975). The first instalment payment of 10% has been paid and the second instalment would have been due May, 1976, however, there have been two extensions approved. Sale date is now set at June 30th, 1976, with the second instalment due December, 1976.*

Manager's Report, June 25, 1976 . . . . . (PROPERTIES - 2)

Clause #1 (Cont'd)

2. Cheshire Homes Society -

\$210,000.00 due as cash in January, 1975 - three extensions have been granted. Sale date is now set at July 8th, 1976. Nothing paid on account.

3. Southvan Foundation -

\$500,000.00 due on terms at 11% interest. A 25% down payment was originally due September, 1975, however, two extensions have been granted. Sale date now set at August 17th, 1976. Nothing paid on account.

4. Villa Cathay Care Home Society -

\$213,000.00 due as cash February 20th, 1975, however, two extensions have been granted and sale date now set at May 31st, 1976. Only a 5% deposit has been paid on account.

It is anticipated that further extensions will be required on Sales 2, 3 and 4. Further, on the following sales, the City holds options to repurchase in the event construction does not commence. Construction starts have been delayed due to financing problems with the senior levels of government.

1. Anavets Senior Citizens' Housing Society:

The City conveyed title in February, 1973, and development was to commence by August, 1974. Council has granted four extensions to the repurchase options and development is now to commence by February 28th, 1977.

2. The Provincial Government:

The City conveyed title in July 1975 and development was to commence by July, 1976. The Adanac Co-operative Housing Society, who will be using the land, are still arranging financing. The Government has submitted a request to extend the option to September 1st, 1976."

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for its CONSIDERATION.

RECOMMENDATIONS

2. Proposed Easement Over Portion Of City Lot, Vicinity of Abbott & Cordova Streets

The Acting Supervisor of Property & Insurance reports as follows:

"Application has been received from Mr. D.M. Fahey of the Eleven Forty Hotels Ltd. requesting the City to grant an easement for emergency egress purposes, on City Lot 9 Block 2, O.G.T. Plan 205.

The applicants are requesting this easement to meet the requirements of the Dominion Building Code in connection with their alterations to the existing structure on adjoining Lot "C" of Lot 8, Block 2, O.G.T., Plan 205. (See Attached Sketch)

Clause #2 (Cont'd)

The City Lot 9 is utilized as a surface parking lot and is operated by the Downtown Parking Corporation. The area proposed for easement is surplus to the parking lay-out of this lot and by letter dated May 28, 1976, the D.P.C. General Manager has confirmed that the granting of such an easement has the approval of the D.P.C.

It is proposed that the City retain the right of cancellation if required for civic purposes, together with other conditions as follows:-

- (a) Applicant to maintain adequate lighting over the exit area.
- (b) Applicant to maintain adequate barricade to prohibit autos or other objects from blocking exit.
- (c) Applicant to pay an annual flat rate amount of \$50.00.

In addition to the foregoing conditions, the Director of Legal Services is to include any other clauses to properly protect the City's interest herein.

It is recommended that the Acting Supervisor of Property and Insurance be authorized to take the necessary steps to grant an easement over that portion of Lot 9, Block 2, O.G.T. Plan 205.

And further,

That the Director of Legal Services be instructed to draw the necessary easement document to his satisfaction."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property and Insurance be approved.

3. Sub-Lease of Portion of Lot 1, D.L. 2037, Situated: South-East Corner Terminal Avenue and Columbia-Quebec Connector

The Acting Supervisor of Property & Insurance reports as follows:

"Lot 1, D.L. 2037, situated south-east corner of Terminal Avenue and Columbia-Quebec Connector, was offered for lease by tender on September 9, 1974.

The site was leased to a Mr. Elie Gareb for a ten year term (5 year certain, thereafter on a year to year basis, subject to a six months notice of cancellation), with a rental based on a flat rate of \$505.00 per month for the first two and one-half years and thereafter to be reviewed at two and one-half year intervals.

The area comprises 29,708 square feet and has been developed as a parking and vehicle storage area which is blacktopped, fenced, landscaped and contains a small wooden frame office building.

An application has now been received from the Lessee to sub-lease a major portion of the premises to Autow Services Ltd. for the remainder of the lease term.

It is RECOMMENDED that consent be given to the lessee, Elie Gareb, to sub-lease a portion of Lot 1, D.L. 2037, to Autow Services Ltd., for the remainder of the term of the lease dated February 1, 1975 subject to the sub-lease documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Manager's Report, June 25, 1976 . . . . . (PROPERTIES - 4)

4. Rental Review - Vancouver Salt Company Ltd. Situated: N/S of  
1st Avenue at Manitoba Avenue

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council on August 5th, 1969, authorized the granting of a new lease to Vancouver Salt Company Ltd. of Lots 46 & E.75' of 47, D.L. 2064. A further resolution of Council on April 27th, 1971, confirmed the lease commencement date of February 1st, 1971, a term certain until December 31st, 1988, and the inclusion of a five-year review clause.

Negotiations with local representatives of Vancouver Salt Co. Ltd. and the Company's head office in Montreal have been carried out over the past 10 months. In December, 1975, negotiations were temporarily postponed pending clarification of the three-month commercial rental freeze by the B.C. Government. The Rental Review Commission advised at that time that the rental freeze would apply in this case, and the lessee was advised that the rental review date would be adjusted to meet the Provincial legislation.

Subsequently, legislation was not proceeded with and the lessee was advised that the original dates would apply.

Negotiations with the lessee's solicitor have resulted in confirmation that Vancouver Salt Company Ltd. concur with the land and building rental of \$19,050.00 per annum, plus all taxes, effective March 1st, 1976. The effective date reflects a delay of one month from the prescribed review date and will not affect future review dates.

The proposed rental is comparable to rents paid for other properties in the area and is representative of market rental.

Recommended that the Supervisor of Property & Insurance be authorized to increase the rental for the subject property from \$8,660.00 to \$19,050.00 per annum, plus all taxes, effective March 1st, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Manager's Report, June 25, 1976 . . . . . (PROPERTIES - 5)

5. Sale of Various City-Owned Properties

The Acting Supervisor of Property and Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public June 21, 1976.

RECOMMENDED that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offers received:

1. S/W Corner of Victoria Drive and 22nd Avenue (RS-1)  
Lot 1 except East 7 ft. of Lots 9 to 13, Block 16, D.L. 352  
Plan 1344  
Size - 33 ft. X 108 ft. approximately.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Lai Aileen	\$35,255.00	City Terms	

2. S/S Georgia Street between Skeena and Kootenay Streets (RS-1)  
Lot 11 except South 10 ft., S½ Block 88, THSL  
Plan 2813  
Size - 33 ft. X 107 ft. approximately.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Philadon Realty Ltd.	\$28,500.00	City Terms	

3. W/S Poplar, North of S.E. Marine & N/S S.E. Marine Drive (RS-1)  
between St. George & Poplar  
Lot B, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 40.3 ft. X 88.6 ft. approximately  
Lot C, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 41 ft. X 83 ft. approximately.  
Lot E, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 44 ft. X 83 ft. approximately.  
Lot F, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 44 ft. X 83 ft. approximately.  
Lot G, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 44 ft. X 83 ft. approximately.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Susanna Chan	\$155,050.00	City Terms	



Clause #5 (Cont'd)

4. N/S S.E. Marine Drive between St. George and Poplar (RS-1)

Lot A, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 40.3 ft. X 88.6 ft. approximately  
Lot D, Sub. B, Block 31, D.L. 313, Plan 14166  
Size - 41 ft. X 83 ft. approximately.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Frank Nicoletti	\$58,050.00	City Terms	Lots A and D subject to a public utility easement in favour of the City over the Northerly 10 ft. of each lot.  Sidewalk from property adjacent to North boundary encroaches approx. 2 ft. onto Lot A.

5. N/E Corner of King Edward and Ontario Street (RS-1)

Lot 3, except South 7 ft., S½ Block 1, D.L. 630, Plan 1168  
Size - 33 ft. X 100 ft. approximately

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Domenic Taddei	\$34,075.00	City Terms	

6. N/S Adanac between Skeena and Kootenay Streets (RS-1)

Lot 24, except North 10 ft., S½ Block 88, THSL, Plan 2813 AMD.  
Size - 33 ft. X 106 ft. approximately

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Philadon Realty Ltd.	\$29,500.00	City Terms	

7. E/S Joyce Street and South of Vanness Avenue (C-1)

Lot 5, except West 7 feet, Block 158, D.L. 37, Plan 2750  
Size - 33 ft. X 125 ft. Approximately

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Biagio Dilauro	\$47,000.00	City Terms	

Manager's Report, June 25, 1976 .....(PROPERTIES - 7)

Clause #5 (Cont'd)

8. E/S Joyce Street and South of Vanness Avenue (C-1)  
Lot 7, except West 7 feet, Block 158, D.L. 37, Plan 2750  
 Size - 33 ft. X 125 ft. approximately.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Mario Viola	\$48,250.00	City Terms	Below street level, purchaser will be required to enter into a bulkhead agreement.

9. E/S Joyce Street and South of Vanness Avenue (C-1)  
Lot 8, except West 7 feet, Block 158, D.L. 37, Plan 2750  
 Size - 33 ft. X 125 ft. approximately.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Mario Viola	\$47,600.00	City Terms	Below street level, purchaser will be required to enter into a bulkhead agreement  Pole anchor at rear of Lot 8 may restrict access, purchaser to satisfy himself and bear cost of relocation if required."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

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B 469

MANAGER'S REPORT

June 25, 1976.

TO: Vancouver City Council

SUBJECT: Rezoning Application - N.W. Corner of  
Harold Street and School Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 13, 1976, City Council considered a report from the Director of Planning dated April 6, 1976 which dealt with the above-mentioned application. (Refer to Appendix A for the complete text of the report.) In his report the Director of Planning recommended that the application be referred to a Public Hearing subject to the form of development being restricted as outlined as follows:

1. USES: Senior Citizen Housing containing dwelling units, recreation room, coffee bar, lounge, storage area, off-street parking and loading and customarily ancillary uses
2. FLOOR SPACE RATIO: Not to exceed a gross floor space ratio of 2.0. This is just over the possible floor space ratio which could be achieved with bonuses under the (RM-3) Multiple Dwelling District. This would allow the development of approximately 80 dwelling units.
3. HEIGHT: Not to exceed 100 feet or 12 storeys plus a basement.
4. OFF-STREET PARKING: One space for every six units shall be provided.

The detailed scheme of development shall be approved by the Director of Planning following further advice from the Urban Design Panel, having due regard to overall design, the provision of usable outdoor open space, provision and maintenance of off-street parking, loading and garbage collection facilities.

PROPOSED DEVELOPMENT

The drawings submitted by the Architect, marked "Received City Planning Department, December 1, 1975" indicate a scheme of development at an F.S.R. of 4.218. The design includes a 17-storey plus basement, 150-foot high-rise building containing 123 bachelor suites (four for handicapped people at ground level), 31 one-bedroom suites and 1 caretaker's suite, for a total of 155 dwelling units. A recreation room is provided on the ground floor and sun decks, coffee bar and roof lounge are provided on the penthouse floor. Storage rooms and lockers are located in the basement. Twenty off-street parking spaces are indicated south of the building.

CALCULATIONS

Site Area:	21,828 square feet
Gross Floor Area: (Calculated under RM-3 regulations)	92,068 square feet
Floor Space Ratio:	4.218
Number of Units:	155
Units Per Acre:	309
Height:	17 storeys plus basement (150 feet)

Area of Balconies:	10,920 square feet or 11.68%
Site Coverage: Building	5,378 square feet 25 %
Vehicular Facilities	6,216 square feet 28 %
	53 %
Off-Street Parking:	20 spaces = 1 space per 7.7 units
Recreation Area: Ground Floor	733 square feet
Penthouse	1,374 square feet
	2,107 square feet

#### COUNCIL RESOLUTION

After considering the report of the Director of Planning at the May 13, 1976 Council meeting, Council resolved:

"THAT this whole matter be deferred pending a report reference from the Director of Planning, at which time Council be informed as to whether the applicants will be prepared to proceed based on a floor space ratio of less than 4.218."

#### APPLICANT'S RESPONSE

The above-mentioned resolution of Council was sent to the applicant on April 15, 1976 by the City Clerk. A letter to the Director of Planning dated May 20, 1976, stated that the Board of Directors of the J.W. Smith Foundation concurred with the views expressed by their architect in an attached letter dated May 14, 1976. The letter from the architect, Mr. H. LeBlond, stated that:

'To undertake the design of a project knowing it has insufficient number of suites to pay for its own operational costs would be wasteful. We therefor request that the sponsoring society be allowed to proceed at F.S.R. as requested in their rezoning application or as comfortably close as possible to make the project financially feasible.'

(Please refer to Appendix B for the full text of the above-mentioned letters).

In addition, the architect included his calculations of average unit costs and average monthly rental rates at varying F.S.R.'s in the format used for these calculations in the report of the Director of Planning, April 6, 1976. The rents quoted, which are approximately 20% higher than the rents outlined in the Director of Planning's report, were as follows:

<u>"F.S.R."</u>	<u>No. of Units</u>	<u>Av. Unit Cost</u>	<u>Av. Monthly Rental</u>
1.3	50	\$ 32,356.00	\$ 199.66
2.0	78	29,213.00	180.81
2.6	100	28,242.00	174.52
4.0	154	27,465.00	165.48

(NOTE: These rents do not include taxes.)"

ANALYSIS

The Director of Planning believes that the above-mentioned calculations supplied by the architect represent a realistic estimate. The calculations included in the report of the Director of Planning were based on figures provided by the Greater Vancouver Regional District in February 1975 as stated in that report. However, although the expected rental rates have increased with inflation, the difference in rent between developments at floor space ratios of 2.0 and 4.0 remains small, being approximately \$15.33 per month per unit based on the architect's calculations as compared to \$12.78 as indicated in the Director of Planning's report of April 6, 1976.

The staff of the local office of the Central Mortgage and Housing Corporation commented as follows in a letter to the Director of Planning dated June 16, 1976:

'C.M.H.C. would have no objections to the City Planning Department's recommendation that the floor space ratio for this project be 2. rather than 4. At a F.S.R. of 2. the Society could develop 78 units which would result in a land value per unit \$1300.00. This obviously compares favourably with costs of other projects.

In reply to your question as to how a reduced number of units might affect rents, it should be pointed out that, should this project go ahead, it will be developed with Federal and Provincial rent subsidies. Consequently, any minor rent increase attributable to the reduced number of units developed on the side will be covered by ongoing subsidies.'

RECOMMENDATION:

That the application be referred to a Public Hearing subject to the form of development being restricted as outlined in the report of the Director of Planning dated April 6, 1976 and as quoted above."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

C 472

MANAGER'S REPORT

June 23, 1976

TO: Vancouver City Council

SUBJECT: Design Concept, Phase II, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

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The Development Consultant reports as follows:

When Council on June 1, 1976 endorsed the predominantly residential concept for Phase II, Area 6, False Creek and referred it to Public Hearing, it also resolved that:

"Further that it be understood that reference to a public hearing is subject to Council being assured beforehand that the noise considerations had been met satisfactorily".

Also, the Director of Planning requested guidance from Council on all the points raised by the Planning Department to enable him to appropriately prepare an Area Development Plan for Phase II for presentation to a public hearing. He also requested and received guidance from Council regarding public information on the design concept prior to a public hearing.

Following the Council meeting, the Development Consultant was requested to submit a report to Council dealing with the above matters.

The Development Consultant has met with Planning, Social Planning, Engineering, Finance and Medical Health and submits the following **report**.

Noise

The Director of Social Planning in the Manager's report to Council dated May 31, 1976 raised two questions:

1. Does the technology exist to sufficiently reduce the noise pollution levels to allow for suitable housing developments?

The Development Group is assured that the answer is yes.

The acoustical consultant (Mr. Ken Harford of Acoustical Engineering) has investigated the noise levels in Phase II. To reduce the noise Mr. Harford, together with the design team, has recommended noise abatement treatments of Granville Bridge, Hemlock ramp and Anderson Street which the Engineering Department find are within budget and are compatible to the bridges structurally. The actual designs will be developed jointly by the Engineering Department and the design team, on the advice of the acoustical consultant and design team, and in consultation with the Planning Department.

The Official Development Plan sets out guidelines for desirable noise environment for residential developments, which guidelines were prepared by Acoustical Engineering. The design team and the acoustical consultant certify that these guidelines can be satisfied in the proposed residential development, and within budgetary limits.

2. Can adequate noise reduction be attained at the same time as achieving the desired social mix and the City's economic goal to break even on the development?

Again the Development Group is assured that the answer is yes.

The design team, the acoustical consultant and the Development Group have all stated that the residential development will meet the noise guidelines while achieving the desired social mix, recapturing the City's front end expenditures and meeting the twin objectives of liveability and affordability.

The Medical Health Officer has requested assurances that the detail design will include features which will avoid sleep disturbance. The design team and the acoustical consultant have described the range of techniques available including noise baffles installed in the windows, double glazing, location of bedroom units, use of sound absorbing materials, etc. The design team has agreed to deal with these matters in the detailed design stage so as to achieve the guidelines contained in the Official Development Plan for interiors of units.

Because noise is such an important consideration, the Director of Social Planning has requested additional acoustical consulting which will be primarily concerned with the internal environment for housing. It will be undertaken by Mr. Stan Wilson, Independent Acoustical Laboratories Ltd. of Toronto, and representatives from the Engineering and Planning Departments and the Development Group including Ken Harford, will assist in the review to ensure that all the necessary technical inputs are available, for report to Council.

### Streets and Services

The Engineering Department has requested and the design team have agreed that the street running along the southern boundary of the site be dedicated as a street at a width of 45 to 53 feet, that the open space land on the north of the developed areas be retained in the control of the City, and that a narrow street be dedicated on the north side of the developed areas on this open space. The City would design (co-operatively with the design team), build and maintain surfacing and services on these dedicated streets. It is pointed out that portions of the street along the southern boundary will have parking and services below, and that this is subject to satisfactory agreements with the City concerning the subsurface space below the dedicated street.

It has also been agreed that the pedestrian streets between the enclaves would be the responsibility of the developers of the enclave who would design, build and maintain them, thus relieving the City of maintenance and liability.

This understanding is a key point with the Engineering Department - satisfactory solutions to servicing and maintenance, as well as to garbage handling, deliveries, parking, etc. all flow from this basic decision.

The Development Plans for Area 10 are not yet final and so neither is the street system, although many development plans and related street systems have been produced in previous studies.

These studies indicated that current traffic activities in the area were approaching the capacity of the street system and the addition of the new developments could result in severe overloading of certain streets. However, Granville Island, in its present state, is a relatively heavy traffic generator and, on the assumption that the current Granville Island development is going to be phased out and redevelopment occur with a different degree of vehicular accessibility, the total traffic generation by all the developments should not be significantly higher than existing. Also, the introduction of transit service (which is basically non-existent now) into this area will provide an alternative mode that is being counted on to reduce the private vehicle activity.

Because of these studies, once a development plan is produced, the Engineering Department sees no difficulty in finalizing the street design.

The Fire Department is satisfied with the proposed street system as regards fire protection, and has indicated that the pedestrian streets are not needed for fire vehicles.

### Maintenance of Streets and Pedestrian Walkways

The southern and northern roadways, as dedicated streets, would be maintained by the Engineering Department. The northern roadway is intended to provide access for emergency and service vehicles, and access to underground utilities under the public open space.

Under the above arrangement for streets and services, the Engineering Department believe that the maintenance responsibilities of the City will be manageable, although in the detailed design of the dedicated streets, Engineering have requested and the design team has agreed that the design and the selection of materials will be undertaken jointly by Engineering and the Design Team. It has been agreed by the Development Group, the Design Team and Engineering that the street to the south will be basically conventional in materials and design, for example, asphalt with standard concrete curbs.

Preliminary discussion suggests the service and emergency roadway to the north will be of a design to somewhat higher standards. This higher quality finish will result in higher maintenance costs, as was shown in Phase I. The City should recover these extra maintenance costs from the lessees through the lease agreements and this should be made clear to lessees at the outset.

### Alder Overpass Entrance to Area 6

The Engineering Department and the design team agree that combining a parking structure with the northern approach to the Alder overpass is a good proposal promising economies to all concerned. Engineering Department and the Design Team are at present investigating possibilities and implications of modifications to the Alder overpass to incorporate a parking structure as well as to make the overpass more compatible with the new design for Phase 2.

The Planning Department agree with this. They point out the need for improved pedestrian amenity on the Alder overpass. They also ask that we should ensure that the parking spaces are conveniently located for the users and for possible future phasing of the residential development. The Design Team has provided the Development Group with assurances in this regard.

### Parking and Loading

The Planning Department has sought and the Development Group has received assurances that the maximum number of parking stalls including residential, commercial, visitor and the contingency for Granville Island is in proper relationship to the capacity of the streets to handle the traffic.

The design team is proposing a centralized delivery system which they feel will be acceptable to the future residents and the delivery companies. The preliminary concept is that large delivery trucks would trans-ship to smaller vehicles or devices which would complete deliveries to each of the units.

The Engineering Department feel that such a method of delivery is possible, however, it is certain to be very expensive and will provide a level of service to residents in Phase II more costly and of a lower standard than generally exists in the City.

The Development Consultant states that if the trans-shipping proposal is found impractical, in this event, the design would incorporate access from the City street to the north of the development into interior courtyards of the enclaves via pedestrian pathways. The Engineering Department feel that this is a more economic and better level of service, but will require that the pedestrian pathways be adequately designed to take heavy trucks.



### Flexibility

The Planning Department have requested assurances that the project can be phased if this becomes necessary for marketing, financing or other reasons. The Design Team has provided the Development Group with assurances in this regard, recognizing the Engineering Department's observation that certain utilities cannot be phased.

### Economic Feasibility

If the project remains essentially as proposed to Council on 1st June, 1976, which from this review appears to be the case, then the Finance Department's supportive comments made in the earlier report still apply.

### Security in Parking Areas

The Planning Department has asked that the detailed design include appropriate measures in the parking garages as for example, adequate daylight and/or artificial lighting, key actuated entrance gates, adequate visibility at entrances and throughout the structure, etc. The Design Team has confirmed its intentions in this regard.

### Pools, Ponds, Lagoons

The Medical Health Officer urges that appropriate safety features be included in any non-tidal water areas, and that solutions other than water be encouraged on Granville Island to achieve their declared objective of "islandness".

### Guidelines for Area Development Plan

The following guidelines have been agreed to with respect to the development of the Area Development Plan:

Boundaries - The boundaries will exclude the Capilano Holdings and Sigurdson properties south of the railway, which would be the subject of a future Area Development Plan application.

Streets - The street along the south boundary will be designated as a dedicated street with services and parking below (subject to satisfactory agreements with the City concerning the subsurface space). To the north of the development areas a narrow street will be dedicated and some underground utilities will be located on the public open space, which open space will be designated as City land.

Development Areas - The Area Development Plan will show development areas as proposed by the Design Team it being understood that detailed designs will be processed through the Development Permit system at which time the various city requirements, including those under the Official Development Plan for noise, must be satisfied.

Pedestrian Streets between the enclaves - will be designated as the responsibility of the developers.

Park Space - The Area Development Plan will state an accurate acreage of park area north of the development areas, which the Design Team state will be slightly more than 5 acres. It should be noted that in addition, there will be further areas totalling in excess of 1.7 acres which will be available to the public in the form of pedestrian streets and plazas throughout the residential development.

Parking - The maximum number of parking stalls will be in accordance with the Official Development Plan for False Creek and related City policies, plus contingencies for Granville Island.

Pedestrian Access to the South - the Area Development Plan will delete the overpass shown in the design concept. When an Area Development Plan is prepared for the area between Phase 2 and 6th Avenue, west of Alder Street, consideration can then be given to pedestrian access.

Activities at Alder Bay - the activities which can occur on or at Alder Bay will be small in scale and may include for example, a visitors boat dock, community facilities, a floating restaurant or other entertainment facility, a public sailing school, etc. It is understood that public access to the water and to any facilities on the water is to be provided, and that the water area should remain largely open.

Flexibility - the Area Development Plan will express the development areas, the dwelling units and the commercial space in terms of maximums with some flexibility as to the extent and number so as to be able to react to marketing, financing and other constraints.

Recreation and Community Facilities - the Area Development Plan will refer to recreation and community facilities for services.

#### Public Information

The Development Group has arranged for the model of Phase II together with a description of the major components to be displayed at the downtown Vancouver Public Library for a period of approximately four weeks starting in the week of June 21, 1976. A brochure is being prepared for distribution.

#### Recommendation

It is recommended that the above described guidelines for the Area Development Plan be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan.

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 441

MANAGER'S REPORT

D<sup>477</sup>

June 25, 1976.

TO: Vancouver City Council

SUBJECT: Operating and Capital Equipment  
Budgets - Ray-Cam Community Centre

CLASSIFICATION: CONSIDERATION & RECOMMENDATION

Project Background

The Director of Social Planning reports as follows:

The facility was approved in principle by Vancouver City Council in January of 1973. By June 25, 1974 a cost-sharing agreement between the three levels of government, federal, provincial and municipal was reached for the construction and operation of the proposed facility. The following amounts were agreed upon:

Federal/Provincial Partnership.....	\$377,650
(75% Fed. - 25% Prov.)	
City of Vancouver.....	122,850
Land Cost (Partnership).....	24,150
Dept. of Recreation & Conservation.....	39,000
Dept. of Human Resources.....	<u>20,000</u>
TOTAL	<u>\$583,650</u>

The City's \$122,850 commitment along with an additional \$39,000 from the Department of Recreation and Conservation was for the centre's basement activity room, showers and sauna. The combined total of \$161,850 represented approximately 30% of the project's available funding for the construction of the same percentage of the centre's total floor space.

In addition to the financial commitment for construction, City Council, at its June 25, 1974 meeting also agreed that the City be responsible for the funding of the management and operation of the community services centre on its completion along with 30% of all janitorial, maintenance and utility costs. The Federal/Provincial Partnership is responsible for the other 70% of the expenses.

Funding approval for the development of the proposed social and recreational building at Raymur Place, under Section 40 NHA was announced by Central Mortgage and Housing Corporation on December 5, 1974. This announcement made the proposed Ray-Cam project a reality. Soon after on January 22, 1975 the inaugural meeting of the Ray-Cam Recreational Centre Steering Committee (composed of representatives of the Ray-Cam Cooperative Association, the City, and Federal and Provincial Governments) was held; the purpose of the Committee being to guide the progress of the project and to permit input by the interested groups.

On March 18, 1975, formal confirmation of the architectural firm of Thompson, Berwick, Pratt & Partners was issued and the architects in conjunction with the Steering Committee, began working on the design. Original plans called for a 13,107 square foot facility at a cost of \$30 per square foot. The architectural firm after consultation with a quantity surveyor found it necessary to reduce the centre's floor space to 10,160 square feet because of budget restrictions due to a revised construction cost estimate of \$42 per square feet.

A design complying with the new cost guidelines was submitted for Development Permit Application on May 20, 1975. Several months of negotiation with the City followed before a permit was granted with minor qualifications on August 18, 1975. The construction contract was officially awarded by CMHC on November 7, 1975. Construction began shortly after on December 1, 1976 with an anticipated 6-month construction period to follow. Several unexpected delays however have altered the construction schedule and the present estimated date of completion is early July. Completion is to be followed by an estimated opening date of August 1st.

Cont'd...

### Description of the Community Centre

Justification for the Ray-Cam Community Centre stems from the recognition of the recreational facilities deficiency that exists in the immediate vicinity of the Raymur Place Public Housing Project. The public housing project completed in July of 1967 is one of the largest and most concentrated public housing projects within the city. It contains 376 units of which two-thirds, including 120 senior citizen units are in high rise apartments. Of the approximate 1,200 persons living at the project roughly 700 are children.

The Ray-Cam Community Centre, presently under construction will be a two-level 10,160 square foot multi-purpose facility. The building will be one self-contained structure housing two distinct activities; one being the 1,870 square foot Co-op Store owned and operated by the Ray-Cam Cooperative Association and the remaining 8,290 square feet appropriated for community recreational activities.

The final design of the recreational facility has space specifically designated for the following activity areas:

#### MAIN LEVEL

- a library and study area
- three administrative offices
- a special events room
- public washroom facilities
- a lounge area (overlooking activity room)
- a full kitchen
- a daycare centre

#### LOWER LEVEL

- showers, sauna and washrooms
- an activity room
- four craft workshops
- a separate teens room

The facility is located on Federal/Provincial property which consists of a 6-lot frontage (150') on Hastings Street with a total area of 0.42 acres (18,300 sq.ft.). Parking for 16 vehicles is provided directly behind the facility. An additional 35 parking spaces presently part of the housing development will be reassigned to the Community Centre by BCHMC upon the completion of construction.

### Management & Operations

Vancouver City Council at its meeting of January 6, 1976 approved the Community Centre Board of Management organization consisting of representatives of the City, Parks Board, B.C. Housing Management Commission, Strathcona Community Resource Board, Raymur Tenants' Association and Ray-Cam Cooperative Association. The Board of Management working in conjunction with Ray-Cam Cooperative Association is responsible for ensuring that there is maximum participation in the planning and operation of the centre's programs. The Board is also assigned the responsibility for:

- 1) the establishment of annual budgets, raising funding and approval of capital expenditures;
- 2) the establishment of management policies for the centre;
- 3) the centre's overall programming;
- 4) the assurance of janitorial and maintenance services;
- 5) the approval of hiring and dismissal of administrative staff.

The Board of Management having the approval of City Council has for the past several months been occupied with the drafting of an operational budget for the centre for the remainder of 1976. The results

of this lengthy effort are appended to this descriptive brief. The approval of this budget will allow for the provision of what the Board considers adequate administrative and recreational staff to provide a variety of programs and services which will comply with the desires and needs of the immediate community. Capital expense funding is also being requested to purchase the necessary equipment to operate these programs.

The appended Ray-Cam Community Centre budget of \$64,344 reflects a cost to the City of \$52,744 for 6 months of operation. The remaining \$11,600 is the responsibility of the Federal/Provincial Partnership and represents a 70% cost sharing with the City for janitorial, maintenance and utility expenses. The budget has three distinct funding areas:

- I. Administration Operating Expenses (\$49,082);
- II. Recreational Staff Expenses (\$8,958);
- III. Program Equipment Costs Recreational Activities (\$6,304).

All three while being budgeted seperately are essential and interdependent entities.

The Community Centre will also serve as the base from which other community services can be supplied. The attraction of additional services and the funding for them will be one of the continuing goals of Management. The centre's administration will only operate programs and services when no other organization is in a position to do so and when there is clearly a need for the activity in question. The centre is expected to be operational 7 days a week. Hours of operation, although open to future adjustment, will be similar to those of the nearby Strathcona Community Centre.

Monday to Friday	9:00 a.m. - 5:00 p.m. 6:00 p.m. - 10:00 p.m.
Saturday	9:00 a.m. - 5:00 p.m.
Sunday	1:00 p.m. - 9:00 p.m.

A similar operating schedule will allow for the development of future recreational and cultural exchange programming; increasing the utilization and effectiveness of both participating community centres.

#### Community Centre Administration

The administrative staff is composed of a Community Centre Director, hired by the Board of Management, an Activities Co-ordinator, a Bookkeeper/Office Manager, two Building Service Workers and a part time Clerical/Receptionist staff member. The function of the Administration is to maintain the facilities and equipment of the centre in good order; to assist and co-ordinate programs and services; and to be actively involved in the planning and implementation of new activities.

The Director of Social Planning RECOMMENDS:

- 1) that the appended Ray-Cam Community Centre budget (\$64,344) for operation and programming (staff and capital equipment expenses) be approved for the operating period, August 1, 1976 through January 31, 1977; and that a grant in the amount of \$52,744 be approved as the City's share of the total budget;
- 2) that City Council approve an additional grant of \$500 for the cost of media advertisement for staff positions.

The City Manager submits the foregoing recommendations for CONSIDERATION of the Council and, if City Council approve the budget, RECOMMENDS that classification of all positions be to the satisfaction of the Director of Personnel Services.

MANAGER'S REPORT

June 16, 1976

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TO: Vancouver City Council

SUBJECT: Adjourned Public Hearing of May 6, 1976.  
Kitsilano Point proposed rezoning and the  
Former C.P.R. Right-of-Way proposed rezoning.

CLASSIFICATION: RECOMMENDATION

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The Director of Planning reports as follows:

"Council, when considering the two proposed rezoning applications noted above at a Public Hearing on May 6, 1976, resolved the following:

"That this Public Hearing in respect of the various zoning matters before Council at this date be adjourned until such time as full and up-to-date information in each case is available for Council and the Public."  
(See Appendix A for Minutes of the Public Hearing).

The following report is submitted to clarify the information with regard to these two applications prior to reconvening the adjourned Public Hearing.

A. FORMER C.P.R. RIGHT-OF-WAY

On June 30, 1975 Mr. Jim Lowden on behalf of Marathon Realty Company Limited applied to rezone the vacant former C.P.R. Right-of-Way in the area generally located between Arbutus and Chestnut Streets, approximately 300 feet North of Cornwall Avenue, to (CD-1) Comprehensive Development District. The applicant, at the time of filing, did not know the zoning of the property when the application was filed with the Zoning Division. Staff of the Zoning Division, in checking the Section Maps, determined the former C.P.R. Right-of-Way was zoned (RT-2) Two-Family Dwelling District.

In the reports to Council of November 4, 1975 and February 17, 1976, the former C.P.R. Right-of-Way was still believed to be zoned (RT-2) Two-Family Dwelling District. The application, together with the conditions to be complied with prior to enactment, were referred to a Public Hearing. The Public Hearing was held on May 6, 1976 and was adjourned due to the confusion over what the property was zoned and also the terms of the conditions to be complied with prior to enactment. (See Appendix A - Minutes of the Public Meeting including the conditions noted above.

Approximately six weeks prior to the Public Hearing, while preparing the courtesy letters, newspaper advertisements and the Public Hearing Agenda, the zoning of the former C.P.R. Right-of-Way was questioned by staff of the Zoning Division who noted a discrepancy on two different maps. Each map showed the property to be zoned differently. Following an examination of the rezoning application records in the City Clerk's Office and discussion with the Director of Legal Services, it was discovered that the property was zoned (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District as previously reported.

In 1963, as a convenience to staff in City Hall, a new series of maps, to a larger scale than the one copy available in the City Clerk's Office, was drawn. This series of maps, known as the Sectional Maps, shows the zoning districts on the base map of the City. At that time the Kitsilano Right-of-Way was shown on the Sectional Maps as part of the RT-2 District of Kitsilano Point. This, however, was an error for the legal zoning map in the City Clerk's Office and the coloured zoning maps in the Zoning By-Law showed, and still shows, the Right-of-Way as a narrow strip of RS-1 lying between the RT-2 and RM-3 Districts.

Having found the error a few weeks before the Public Hearing, the material being prepared was corrected to show the proper RS-1 zoning. It was at this time that a report should have been prepared for Council explaining the error prior to the Public Hearing.

At the Public Hearing there was concern expressed by some members of Council that, since the zoning of the Former C.P.R. Right-of-Way is (RS-1) One-Family Dwelling District rather than (RT-2) Two-Family Dwelling District as previously indicated, the conditions of the rezoning should be renegotiated in light of the new information.

The Director of Planning notes that where street rights-of-way are converted to real property by legal closure, they take on the adjacent zoning. This is believed to be a reasonable principle and one that is applicable in this case. In applying this principle to the C.P.R. Right-of-Way where the land is adjacent to two different zones, it seems logical to prepare a zone of intermediate density.

The Planning Department supports the (CD-1) Comprehensive Development District as it acts as a division between the proposed (RT-2A) Two-Family Dwelling District and the proposed (RM-3A1) Multiple Dwelling District. (See Appendix B for map of the area). The proposed (CD-1) Comprehensive Development District is designed to act as a transition in terms of height and density between the two areas noted above. In comparing the height and floor space ratio of the three proposed rezonings below, the former C.P.R. Right-of-Way illustrates the transition principle:

<u>RM-3A1</u>	<u>CD-1</u>	<u>RT-2A</u>
<u>F.S.R.</u> maximum 1.45	maximum 1.2	maximum 0.75
<u>HEIGHT</u> maximum 35 feet	3 storeys plus cellar (28 feet)	2 storeys plus cellar

The history of the zoning of the former C.P.R. Right-of-Way should not alter the originally recommended conditions whereby the City is obtaining the following for approving the rezoning application to (CD-1) Comprehensive Development District:

1. An easement for the existing sewer plus 50% of the cost of relocating the sewer on the property.
2. The existing B.C. Hydro lines on the property are being relocated underground on Creelman Avenue, at no cost to the City as Marathon Realty Company Ltd., are paying one-third of the cost at \$33,000.00, which would take care of the City's share of the cost of undergrounding. B.C. Hydro has agreed to pay one-third and the remaining one-third may be paid by the Provincial Government under the "Power and Telephone Line Beautification Fund Act".
3. Marathon Realty Company Ltd., is arranging with the B.C. Telephone Company to underground the existing B.C. Telephone Company trunk service, at no cost to the City.
4. Marathon Realty Company Ltd., is giving the City \$27,000.00 to be used for a neighbourhood project on Kitsilano Point still to be determined.

The Director of Planning recommends that the conditions to be complied with prior to enactment of the CD-1 By-Law not be changed and that the Public Hearing to consider this rezoning application to rezone the former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District be reconvened.

B. KITSILANO POINT ZONING

Also considered at the Public Hearing held on May 6, 1976 to establish a new District Schedule to be known and described as (RT-2A) Two-Family Dwelling District and rezone the area generally known as Kitsilano Point, excluding the former C.P.R. Right-of-Way, was the following:

1. To rezone the lands generally bounded by Chestnut Street, Ogden Avenue, Arbutus Street and the former C.P.R. Right-of-Way from (RT-2) Two-Family Dwelling District to (RT-2A) Two-Family Dwelling District.
2. To rezone the lands generally bounded by Arbutus Street, the former C.P.R. Right-of-Way, southern approaches to the Burrard Bridge and Cornwall Avenue, excluding the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street from (RM-3A) Multiple Dwelling District to (RM-3A1) Multiple Dwelling District.
3. To rezone the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street from (C-2) Commercial District to (C-23) Commercial District.

See Appendix B for a map showing the proposed rezoning.

Between the time that the City Manager's report of February 18, 1976, which was considered by Council on March 9, 1976, and the date of the Public Hearing, several changes took place in the draft (RT-2A) Two-Family Dwelling District By-Law. These changes should have been noted on the Public Hearing Agenda as a further recommendation of the Director of Planning. The changes from the February 18, 1976 draft and the final draft which was before Council at the May 6, 1976 Public Hearing, which was adjourned, were designed to clarify the wording and administration of the proposed new District Schedule.



The changes made were to Section 2, Subsection A which deals with Conditional Uses of the proposed new District Schedule and are noted below:

DATED FEBRUARY 18, 1976

## Multiple Conversion Buildings

- convert and add to
- not to exceed F.S.R. 0.75

## Conversion of Existing Buildings Into:

- dwelling units
- housekeeping units
- sleeping units
- boarding and rooming house

## Section (3) - Special Approval by City Council

- Townhouses or Apartments on sites less than 4,800 square feet
- Useable on-site open space to be provided
- F.S.R. not to exceed 0.75
- Not more than 3 dwelling units.

DATED MAY 6, 1976

## Multiple Conversion Buildings

- convert and add to
- not to exceed F.S.R. 0.75
- not to exceed 3 units

Deleted as they are covered under the Multiple Conversion Buildings Clause.

- Section (3) - Special Approval by City Council is deleted as apartments and townhouses are covered by Section 2
- maximum site area of 8,000 square feet
  - F.S.R. not to exceed 0.75
  - Not to exceed 4 dwelling units.

The Director of Planning recommends the application to rezone the area generally known as Kitsilano Point, excluding the former C.P.R. Right-of-Way, considered by Council at the Public Hearing on May 6, 1976, which was adjourned, be reconvened with the changes in the May draft of the (RT-2A) Two-Family Dwelling District Schedule, noted above. (See Appendix C).

RECOMMENDATION: That the recommendation of the Director of Planning be received and the adjourned Public Hearing be reconvened on a date to be agreed with the Mayor.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 441